



**REGULAR MEETING
OF
THE BOARD OF COMMISSIONERS**

**William Jones Apartments
1447 South Ashland, Chicago, IL**

**Tuesday, September 19, 2006
8:30 a.m.**

AGENDA

- I. Centering Thoughts - *Commissioner Harris***
- II. Report from Chief Executive Officer - *Terry Peterson***
- III. Public Participation**
- IV. Closed Executive Session**
- V. Committee Reports and Presentation of Resolutions**
- VI. Adjournment**

Approval of Minutes for the Regular Board Meetings of April 18, 2006, May 16, 2006, June 20, 2006, August 15, 2006 and Annual Board Meeting of July 18, 2006.

Executive Session

Discussion

1. Pending/Imminent/Probable Litigation. (*Gail Niemann*)

Resolutions

1. Approval of Personnel Action Reports for the month of August 2006. (*Tish Mercer*)
2. Approval of Settlement Agreement with Fielder Construction for the rehabilitation and renovation of Yale Apartments. (*Gail Niemann*)

General Items

1. Appointment of Sharon Gist Gilliam as Chief Executive Officer. (*Gail Niemann*)
2. Recommendation to Authorize Sharon Gist Gilliam's, Chief Executive Officer, Facsimile Signature. (*Gail Niemann*)
3. Correction to Resolution No. 2006-CHA-69 regarding Award of Contract to Partnership For Transformation. (*Mike McCue*)

A Finance & Audit Committee
Committee Report

4. Recommendation to submit FY2007 Performance Funding System Calculation to HUD and approval of the FY2007 Performance Funding System Calculation. (*Mike Moore*)
5. Recommendation to amend the Capital Program Revenue Bonds, Series 2001 Escrow Agreement and to take such other actions as may be necessary to obtain a rating increase. (*Scott Brady*)
6. Recommendation to award contract, through its broker of record Aon Risk Services, for General Liability, Excess Liability, Public Officials Liability, all Risk Property, Employed Lawyers Errors and Omissions Liability, Employment Practices Liability and Auto Liability coverage, for an aggregate amount not-to-exceed \$1,607,688.00. (*Barbara Turek*)

7. Recommendation to accept a Grant Award in the amount of \$100,000.00, from the John D. and Catherine T. MacArthur Foundation, to provide professional development opportunities and increase the FY2006 Comprehensive Budget by said amount. *(Lisa Schneider)*
8. **PULLED**
9. Recommendation to enter into a Collective Bargaining Agreement by and between the CHA and the Service Employees International Union, Local 73. *(Tish Mercer)*

B **Operations & Facilities Committee**
Committee Report

1. Recommendation to approve Woodlawn Community Development Corporation to enter into a contract, not-to-exceed \$659,568.00, with Waste Management for Scavenger Services at various CHA sites. *(Duwain Bailey)*
2. Recommendation to approve H.J. Russell to enter into a contract, not-to-exceed \$334,800.00, with Allied Waste Services for Scavenger Services at various CHA sites and approve It's Time For A Change RMC to enter into a contract, not-to-exceed \$238,800.00, with Allied Waste Services for Scavenger Services at Cabrini-Green Extension,. *(Duwain Bailey)*
3. Recommendation to award contract for Design-Build Management Services at 125 North Hoyne. Recommended Awardee: Boyle and Associates, not-to-exceed \$226,600.00. *(Duwain Bailey/Veronica Alanis)*
4. Recommendation to ratify Amendment No. 4 to Contract No. 9885 with R.M. Chin & Associates for the provision of additional Owner's Representative Services at Alreda Barnett Duster Apartments (formerly Midwest Terrace Apartments). *(Augie Chidicimo)*
5. Recommendation to award contract for the provision of Third-Party Certifications. Recommended Awardee: LCM Architects, Ltd., not-to-exceed \$500,000.00. *(Debra Moo-Young)*

C **Tenant Services Committee**
Committee Report

1. Recommendation to exercise the first one-year option of Contract No. 0663 with LR ABLA LLC, not-to-exceed \$1,056,893.00, to provide Community and Supportive Services to families relocating to the Roosevelt Square Community. *(Rayne Martin)*

2. Recommendation to approve Lease and Admissions and Continued Occupancy Policy for the Henry Horner Homes Phase IIB Rental Development (Westhaven Park Apartments Phase IIB Rental) and any subsequent Westhaven Park Rental Development, and approval to amend the CHA Admissions and Continued Occupancy Policy to incorporate such documents as an addendum thereto. (***Kellye Keyes***)
3. Recommendation to approve the First Amendment to Westhaven Park Apartments Phase I Admissions and Continued Occupancy Policy for the Westhaven Park Apartments Phase I Rental Development and to incorporate such documents as an addendum to the CHA Admissions and Continued Occupancy Policy. (***Kellye Keyes***)